

# Planning Report



Thursday, June 25, 2015

## Pulte Homes – 8282 Macha Court

### Case Summary

Agenda Number	2
Case Number	15-053SP
Location	8282 Macha Court South side of Celtic Crossing Drive, west of the intersection with Macha Court.
Proposal	To all a parking area in association with a model home that will be constructed in the Celtic Crossing subdivision.
Request	Special Permit as permitted by Section 153.073(D)(2)(C)(6) to allow a parking lot that will be used in association with a model home.  Requires review and approval by the Board of Zoning Appeals based on the review criteria of Section of Zoning Code Section 153.231(G)(3).
Applicants	Patty Evans, Pulte Homes.
Planners:	Tammy Noble, Senior Planner.
Planning Contact:	(614) 410-4649 or tnoble@dublin.oh.us
Planning Recommendation	<b>Approval</b> Based on Planning's analysis, the request meets the review criteria for a special permit and approval is recommended with one condition:  1) That, if permitted by the Board of Zoning Appeals, the parking area sign meet the requirements for directional signs as required by the Zoning Code and not be illuminated.

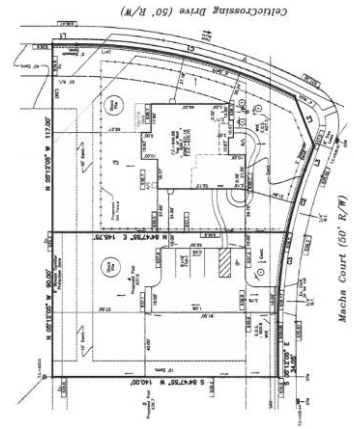
## Facts

Site Description	0.29 acre site
Zoning	PUD, Planned Unit Development and contained in the Celtic Crossing PUD
Surrounding Zoning and Uses	The surrounding area is zoned PUD, Planned Unit Development and is located within the Celtic Crossing PUD. The area is all vacant and has been graded in preparation of residential construction.
Site Features	The site is vacant and is flat with no significant topography. The parcel is located directly east of large stand of vegetation that has been identified as an environmentally sensitive area, specifically located in a Stream Corridor Protection Zone associated with the North Fork of the Indian Run.
Background	<p>The Celtic Crossing subdivision is a residential project that was approved by the Planning and Zoning Commission on September 5, 2013 and City Council on December 8, 2014. The subdivision contains 44 single-family residential lots with 8.8 acres of open space and is located on the west side of Hyland Croy Road 925 feet north of Mitchell-Dewitt Road. The site will have two access points. The internal roadway system will be cul-de-sac street that provides access to five lots in the east portion of the site, facing Hyland-Croy Road and another loop road in the center of the site providing access to eighteen lots.</p> <p>The remaining lots will have access from Celtic Crossing Drive that extends west of Hyland Croy Road.</p>  

## Facts

### Proposal

The applicant is requesting a special permit to allow a freestanding, parking area to be located on the adjacent lot for a model home. The request includes a 5 space parking area, a sidewalk, sign, and additional landscaping. The model home and the adjacent lot, containing the parking area, are located off the cul-de-sac east of the entrance and are Lot #3 and Lot #4, respectively.



## Details

### Process

Zoning Code Section 153.073(D)(2)(C) states that freestanding, off-site parking lots for model homes shall be permitted only on residential lots adjacent to unoccupied lots, with the exception of the model home, and only after obtaining a special permit from the Board of Zoning Appeals.

### Request

The applicant is requesting approval of a special permit to allow a freestanding parking area that will provide five parking spaces to the proposed model home. Of the five spaces, one space is handicap accessible.

The applicant proposed a sign related to the parking area that is 42 inches in height and contains 6 square feet in size. The sign will state "Parking" on one side and "Thanks For Visiting" on the other. The sign will also identify the builder, Pulte Homes, and their associated logo. The sign will not be illuminated. The only provisions of the Zoning Code that would permit the sign is if the sign is classified as a directional sign. This would require the sign not exceed a height of three feet and four square feet and be limited to directions such as enter, exit or parking. No other information is permitted.

The site will have a sidewalk that connects the parking area to the model home and the sidewalk will be illuminated for safe pedestrian traffic. The site will also have landscaping to the north and west of the parking area to buffer the use from the adjacent lot. This includes 7 spruce trees and 4 ornamental crab trees. The site will also have an American flag that will be displayed from a freestanding pole and the flag will have lighting which is regulated by the Code.

Analysis	Special Permit
Process	Section 153.073(D)(2)(C) of the Zoning Code identifies criteria for the review and approval of a special permit for model home parking areas. In accordance with this Section, the Board of Zoning Appeals shall approve, disapprove, or approve with conditions a special permit based on a site plan and a narrative outlining the scope of use to be submitted by the applicant and owner of record of the property. In making its decision, the Board shall consider that the proposed parking lot, associated with a model home, complies with the following criteria. The model home itself is not subject to review by the Board of Zoning Appeals. The Board is required only to review the parking area as a special permit based on its potential effects on surrounding properties.
<i>Adjacent to Unoccupied lots</i>	<b>Standard Is Met.</b> All of the surrounding lots are unoccupied.
<i>Parking Lot Does Not Extend Beyond the Rear Elevation</i>	<b>Standard Is Met.</b> The parking lot is parallel with the rear elevation of the model home and does not extend beyond the rear of the home.
<i>Parking Lot Does Not Extend Forward of Front Elevation</i>	<b>Standard Is Met.</b> The parking lot is parallel with the front elevation of the model home and does not extend forward of the home.
<i>Sidewalk Is Provided from Model Home to Parking Lot</i>	<b>Standard Is Met.</b> The proposal includes a sidewalk that connects the parking area to the model home and lighting is included to provide visibility along the sidewalk.
<i>Parking Lot and Sidewalk Must Be Removed 90 Days after Building Permit is Obtained on Adjacent Lots (or) Model Home is discontinued.</i>	<b>Standard is Met.</b> This standard is monitored through Building Standards Division and will be enforced if either a building permit is issued for an adjacent lot or the model home ceases its use, or after the occupancy requirements are fulfilled as required in §153.073 (D)(2).
Process	Section 153.231(G)(3) provides criteria that the Board shall consider the following criteria.

Analysis		Special Permit
(2) Meets applicable requirements established by the Code.	<p><b>Standard Met.</b> The proposal meets all of the requirements of the Code with the exception of the sign related to the parking lot, which does not currently meet the requirements of a directional sign.</p> <p>Planning is requiring that the sign meet the requirements for directional signs (3 feet high; 4 square feet) and limited to a "Parking" designation with appropriate arrow and not be illuminated.</p>	
Condition #1		
(2) Compatible with existing land use and character.		
(3) Proposed use can be developed and maintained.	<p><b>Standard Met.</b> The parking lot is small and is similar to guest parking areas that are used for other model homes on occasion. The parking area will be screened and will have not lighting, associated with its use. Provided the size of the area, proposed landscaping, and no light trespass, it will be compatible with the existing area.</p> <p><b>Standard Met.</b> The parking area will be discontinued when either a building permit is obtained for an adjacent lot or the operations of the use have discontinued. When either of these two conditions occurs, the parking lot and sidewalk will be removed and the site will be developed for a single-family, residential structure.</p>	

Recommendation		Approval
Approval	Based on Planning's analysis the requested special permit meets the required standards, therefore approval of the special permit is recommended with one condition.	
Condition	1) That the parking area sign meet the requirements for directional signs as required by the Zoning Code and not be illuminated.	

## Special Permit Review Criteria

### **Section 153.097(A) Portable Structures and Temporary Uses.**

Regulation of portable structures such as temporary construction trailers, temporary use trailers and portable classrooms is intended to provide for unusual circumstances or the short term needs of the residents of the city, to preserve the quality of life in residential areas and to provide a review process that maximizes the safety and aesthetic appeal of the portable structures and temporary uses and minimizes the duration and intrusion of such structures.

#### **(C) The Board shall consider that the proposed structure be:**

*(1) Permitted in any zoning district provided the use of the structure is a permitted use in the zoning district or an accessory use as provided in 153.074;*

*(2) Located on the site so as to provide safe access to the structure and be served by adequate parking;*

*(3) Screened from view and sensitively located and to show adherence to the standards of the community;*

*(4) Detailed in a dimensioned site plan to include a complete structure elevation, landscape plan, and site lighting;*

*(5) Proposed for a limited period of time no to exceed one year. The duration of the proposed special permit shall be specified by the applicant and approved by the Board. Extension of the special permit for an additional limited period of time may be permitted by reapplication to the Board when reasonable progress toward a permanent structure is demonstrated. The Board shall base its decision on any extension request on the same criteria as the initial special permit.*

*(6) Detailed in a narrative noting the specific use proposed and the scope of the intended use;*

*(7) Proposed in compliance with development standards with respect to parking and landscaping.*

### **Section 153.231(G)(3) Standard of Review.**

In reviewing an application for a special permit, the Board of Zoning Appeals shall consider the following:

*(a) Whether the proposed use meets the applicable requirements established by this Code;*

*(b) Whether the proposed use is compatible with the existing land use and the general development character of the neighborhood;*

*(c) Whether the use can be developed and maintained without substantially impairing the general purpose and intent of the zoning district in which the use is proposed to be located.*